

PUBLIC WORKSHOP

A PATH FORWARD DRAFT RECOMMENDATIONS

NYCHA DEVELOPMENTS IN CHELSEA
DECEMBER 2020

AGENDA

Welcome + Introduction

Chelsea Working Group

Proposed Recommendations

- Residents Rights + Protections
- Capital Finance Strategies
- Resident Engagement

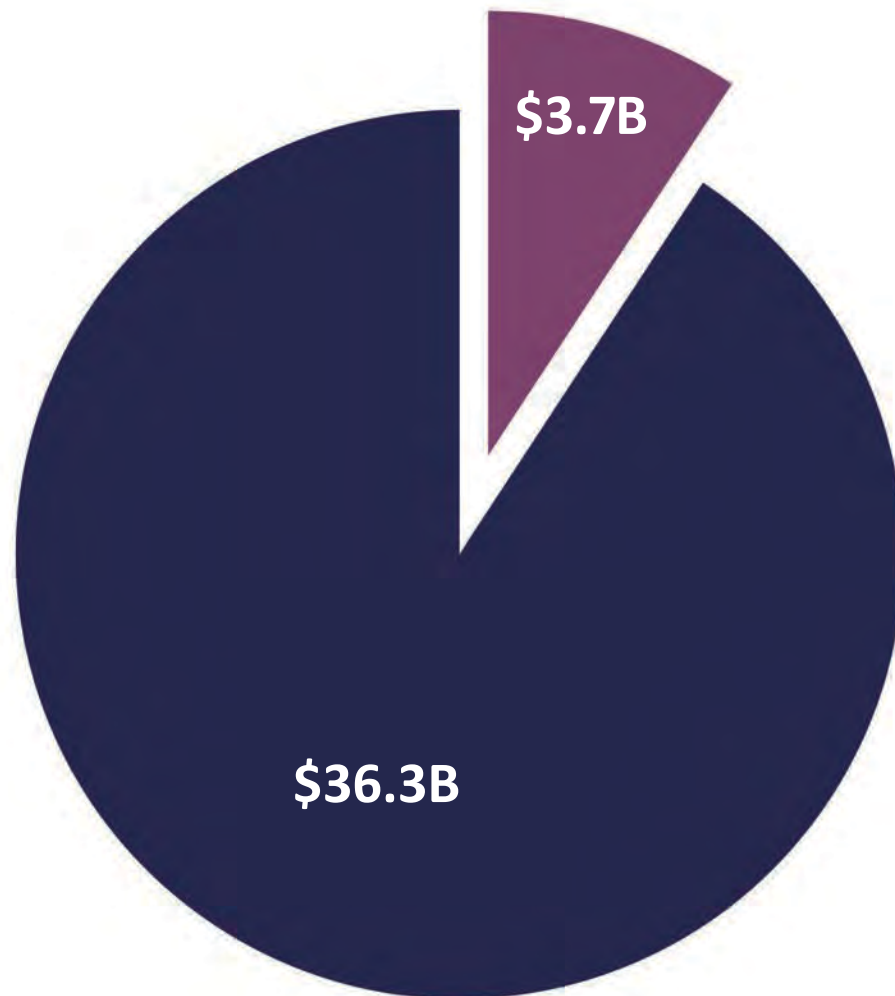
Q + A

Next Steps

CONTEXT



CAPITAL NEED



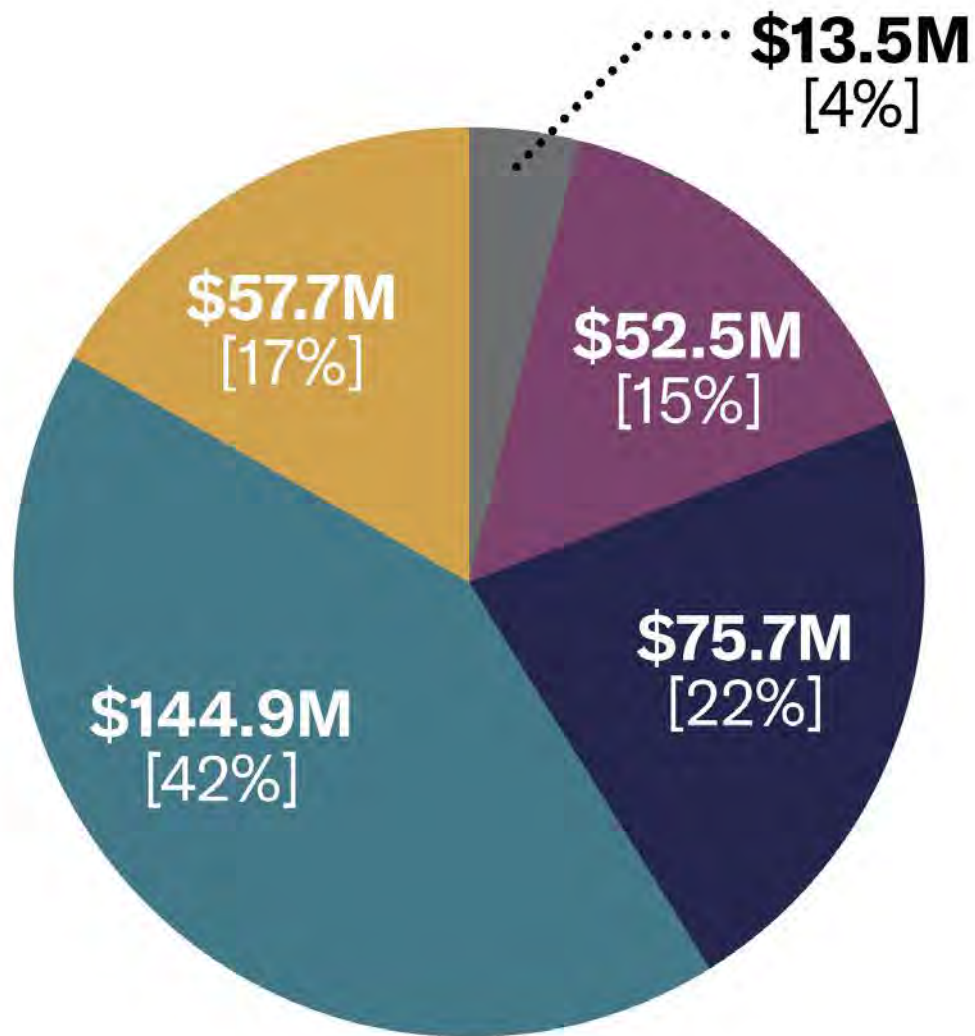
**NYCHA
Capital Need
\$40
BILLION***

KEY

- NYCHA CAPITAL NEED (BILLIONS)
- FEDERAL FUNDING (BILLIONS)

*BASED ON 2017 PHYSICAL NEEDS ASSESSMENT

CAPITAL NEED BREAKDOWN



**Estimated
\$366
MILLION***

Capital Repair Need

[Estimated \$344M (2017 PNA) +
Estimated \$22M Heating System
Replacement]

KEY

- APARTMENTS
- BUILDING STRUCTURE
- ENERGY AND SYSTEMS
- COMMON SPACES
- SITE + GROUNDS

*BASED ON 2017 PHYSICAL NEEDS ASSESSMENT

CALL FOR REPRESENTATIVE WORKING GROUP

The Chelsea Working Group was formed after NYCHA released its plan to generate an estimated \$366M Capital Repair Need [Estimated \$344M (2017 PNA) + Estimated \$22M Additional Repairs/Inflation]

WORKING GROUP MEMBERS

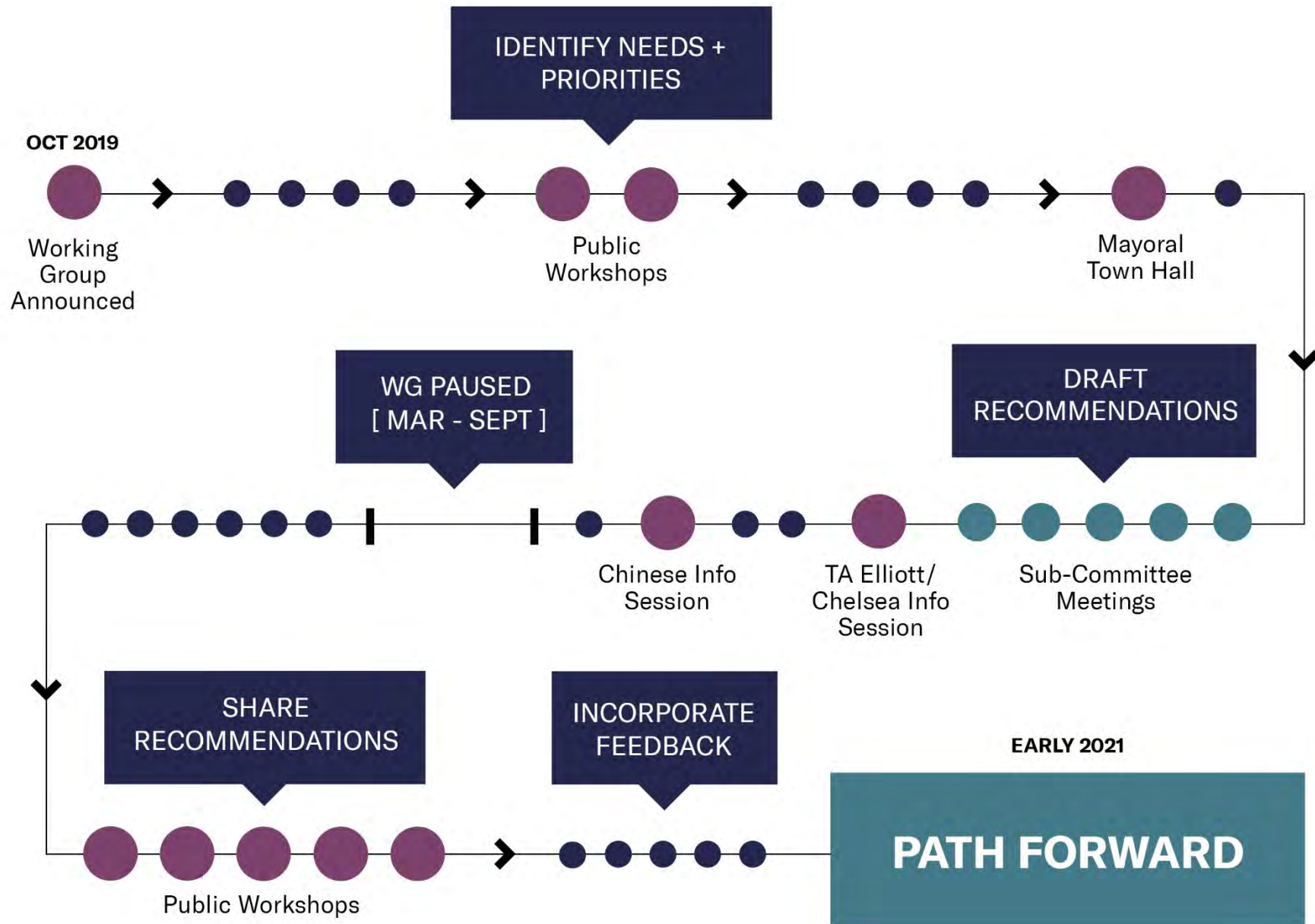
- NYCHA Residents + RA reps
- Community Board Members
- Elected Officials
- Housing Advocates + Academics
- City Hall
- NYCHA

CALL FOR A REPRESENTATIVE WORKING GROUP

WORKING GROUP GOALS

- Identify needs + priorities
- Evaluate Revenue Strategies
- Develop Recommendations to:
 - Fund capital repairs without demolition
 - Preserve + protect resident rights
 - Ensure ongoing resident engagement

WORKING GROUP TIMELINE



KEY

● - Working Group Meetings

WHAT WE KNOW

- ① Multiple options required
- ② Doing nothing is not a choice
- ③ Ensure a resident-driven process

WHAT WE LEARNED

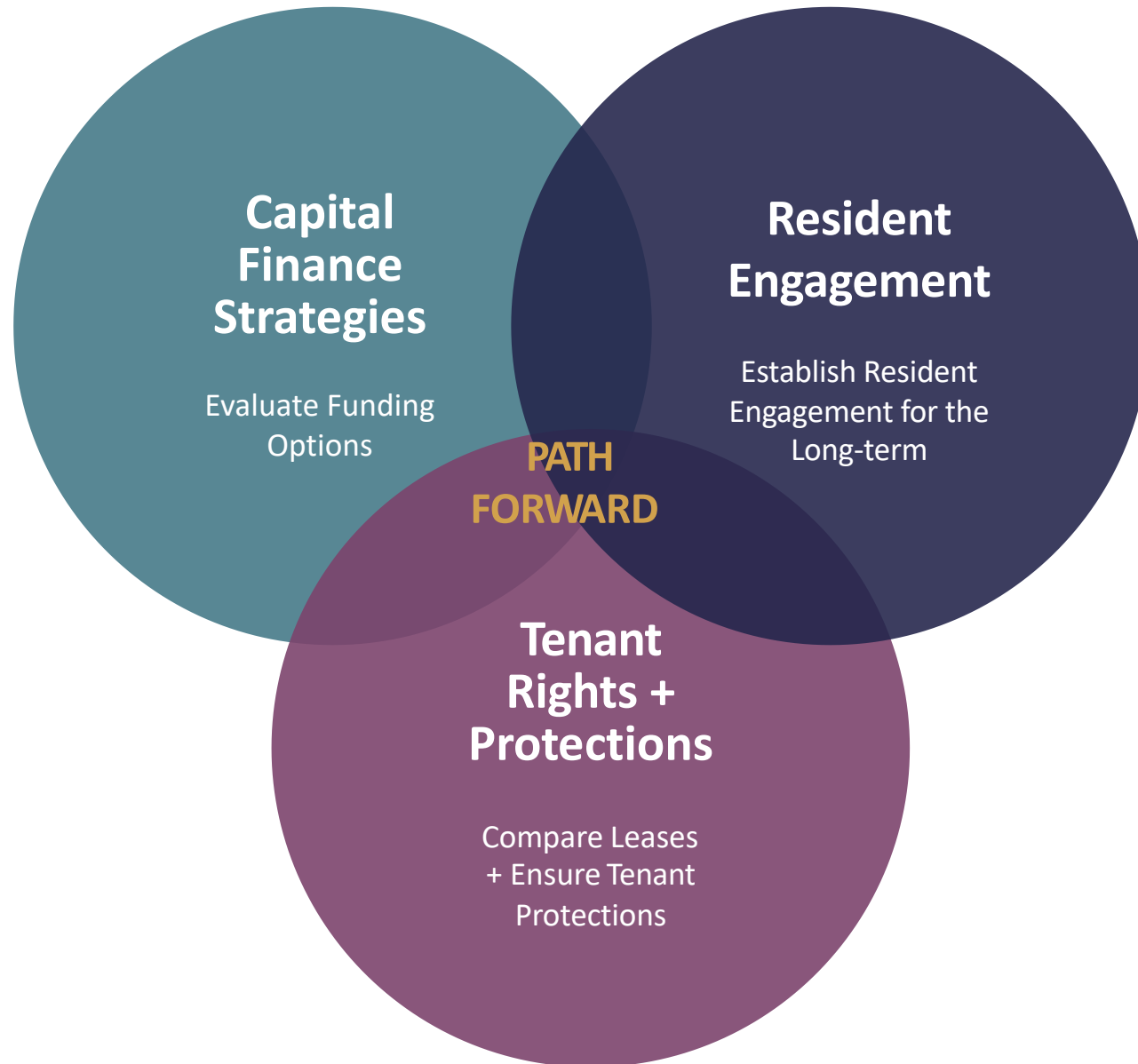
- 1 All funding strategies come with trade-offs
- 2 Multiple strategies to maximize funding for capital repairs + ensure NO demolition
- 3 Respond to immediate and future needs

WHAT WE HEARD



Key themes from the first round of public meetings

3 WORKING GROUP SUB-COMMITTEES



TENANT RIGHTS + PROTECTIONS RECOMMENDATIONS

- Seek rent cap for higher-income residents
- Protection against eviction
- Ensure no fee or charge higher than now

TENANT RIGHTS + PROTECTIONS RECOMMENDATIONS

- Ensure resident participation in creation of House Rules
- Limit credit checks/additional screenings by RAD/PACT project partners
- Ensure meaningful tenant engagement going forward
- Protect full existing funding for Tenant Associations

CAPITAL FINANCE RECOMMENDATIONS

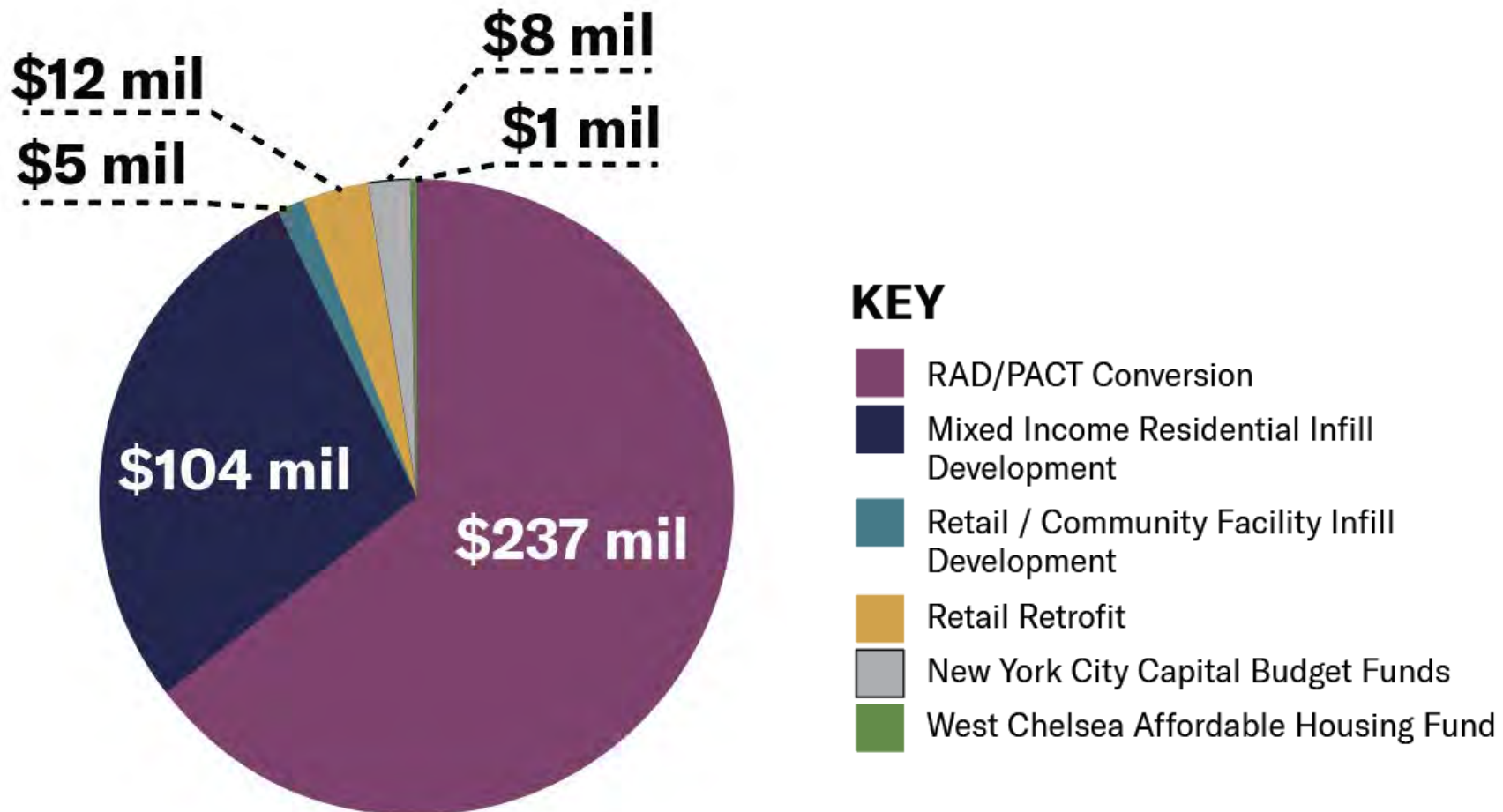
Capital Finance Strategy Overview

- Fully fund est. \$366M to preserve and renovate Elliott Chelsea and Fulton Houses
- Expand affordable housing
- Respond to neighborhood context
- Improve tenant amenities and open space
- Create + support local jobs
- All funding sources subject to securing NYCHA tenants' rights and tenants' ongoing decision making in determining the future of their homes

CAPITAL FINANCE RECOMMENDATIONS

Estimated \$366M Capital Repair Need

[Estimated \$344M (2017 PNA) + Estimated \$22M Heating System Replacements]



CAPITAL FINANCE RECOMMENDATIONS



CAPITAL FINANCE RECOMMENDATIONS



RESIDENT ENGAGEMENT RECOMMENDATIONS

Engagement Principles

- Recommendations are a baseline for engagement
- Resident Associations (RAs) should collaborate to guide NYCHA on the rehabilitation process
- Invite community board representatives, local CBOs and other key stakeholders to milestone meetings
- Affirm the required, preferred, and negotiable elements of rehabilitation from NYCHA residents
- Standardize communication & transparency to ensure that throughout the development process and beyond residents receive ample, clear, and full information

RESIDENT ENGAGEMENT RECOMMENDATIONS

Request for Proposals (RFP) Development, Evaluation, and Award:

- Train and include RAs in drafting RFP
- Require nonprofit partners on development team
- Prioritize:
 - Good record of property management
 - Maintaining local partnerships
 - Providing job training + employment opportunities
 - MWBEs
- RA engagement in evaluation + selection of development team

Pre-Development:

- Include safety + security planning, discussion of house rules and pet policy

CONTINUED RESIDENT ENGAGEMENT RECOMMENDATIONS

Design:

- Implement design improvements that will fit in with what is there now
- Share design mock-ups + gather resident feedback

Construction:

- Avoid relocation whenever possible
- Share clear information up front about any necessary temporary relocation
- Ensure construction safety + security planning to minimize quality of life impacts

Move-In + Beyond:

- Ensure ongoing partnerships among RAs, management, and NYCHA

WE WANT TO HEAR FROM YOU



COMMUNITY AGREEMENTS

1. Stay focused on today's goals + topics
2. Respect everyone's opinions
3. Let's have one conversation. Do not interrupt anyone.
4. Be mindful of the time. *Each participant will get 2 minutes to ask a question and/or make a comment.*

NEXT STEPS

- Survey
- Speak with a Working Group Member
- Release of final report in early 2021

THANK YOU!